



ZARIN &  
STEINMETZ

Matthew J. Acocella  
Katelyn E. Ciolino •  
David J. Cooper  
Jody T. Cross •  
Marsha Rubin Goldstein  
Helen Collier Mauch •  
Zachary R. Mintz •  
Erik P. Pramschufer •  
Daniel M. Richmond  
Kate Roberts  
Brad K. Schwartz  
Lisa F. Smith •  
David S. Steinmetz •  
Edward P. Teyber •  
Michael D. Zarin

■ Also admitted in DC  
• Also admitted in CT  
▲ Also admitted in NJ  
♦ Also admitted in MD

January 4, 2019

**By Hand Delivery**

Chairman Thomas Heaslip and Members of the  
Town/Village of Harrison Planning Board  
Town Hall  
1 Heineman Place  
Harrison, NY 10528

***Re: Webb Avenue Residential Development***

Dear Chairman Heaslip and Members of the Planning Board:

Our firm represents RPW Group of NY, LLC (“Applicant”), the owner and operator of the abutting Office complex at 800 Westchester Avenue, and the owner and Applicant for the development at the abutting subject property along Webb Avenue, in the Town/Village of Harrison (“Site”). The Applicant is proposing to develop 150 rental units within an approximately 150,000 sf, 5-story building on the Site, together with a subsurface garage and exterior parking, outdoor amenities, and other improvements (“Project”). The Site, which contains approximately 9.5 acres, is located within the SB-o “Special Business District.” Multi-family residential uses are permitted in this District by a Special Exception Use.

The Applicant is pleased to submit the following materials in support of the Project, and respectfully requests placement on the Planning Board’s January 22, 2019 meeting agenda for an initial presentation and discussion:

- Site Plan Application
- Site Plan Submission Checklist
- Special Exception Use Application
- Special Exception Use Submission Checklist
- Wetland Permit Application

- Wetland Permit Submission Checklist
- Expanded Environmental Assessment

Please note that we are making this formal Site Plan Application, containing most of the requisite materials indicated on the referenced Checklists, in lieu of the pre-submission procedure under Village Code Section 235-71D. The Applicant's goal for the January 22<sup>nd</sup> meeting is to receive meaningful feedback from the Board based on these materials. We refer the Planning Board, in particular, to the Expanded Environmental Assessment ("EEA") and Site Plan, prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC. The EEA covers most of the potential environmental impacts associated with the Project, including evaluating critical technical items such as land use and planning, traffic, school children generation, stormwater, and wetlands/floodplain. The Applicant's Development Team would refine and finalize these materials, as well as prepare any other required information, pursuant to the Board's comments.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: *Michael Zarin*  
Michael D. Zarin  
Kate Roberts

Encls.

cc: Patrick Cleary, AICP, CEP, PP, LEED AP  
Mr. Robert P. Weisz and Mr. Andrew Weisz  
JMC



# TOWN OF HARRISON SITE PLAN APPLICATION



## SITE IDENTIFICATION INFORMATION

Application Name: Webb Avenue Residential Development			Application #	Date Submitted:
Site Address: No. Street: Webb Avenue Hamlet:				
Property Location: (Identify landmarks, distance from intersections, etc.) Intersection of Westchester Avenue and Webb Avenue				
Section	Block	Lot(s)	Zoning Designation of Site: SB-O	

## APPLICANT/OWNER INFORMATION

Property Owner: RPV Group	Phone #: (914) 285-1700 Fax#:	Email: rweiss@rpwgroup.com
Owners Address: No. Street: P.O. Box 349	Town: White Plains	State: NY Zip: 10605
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street:	Town:	State: Zip:
Individual/ Firm Responsible for Preparing Site Plan: Diego Villareale, PE, JMC	Phone #: (914) 273-5225 Fax#: (914) 273-2102	Email: dvillareale@jmcpilc.com
Address: No. 120 Street: Bedford Road	Town: Armonk	State: NY Zip: 10504
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street:	Town:	State: Zip:

## PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof: Construction of 150 rental apartment units within a $\pm$ 150,000 square foot building, with 5 levels of residential use and a subsurface garage, situated on a $\pm$ 9.54 acre parcel of land. Exterior parking is also proposed, for a total of 188 spaces. Proposed are 88 1-bedroom apartments, 57 2-bedroom and 5 3-bedroom apartments. Amenities include an outdoor pool and outdoor terrace. The site is within the SB-O "Special Business District," where multifamily residential is permitted subject to special exception use approval.		
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## PROJECT INFORMATION

Lot size: Acres: $\pm$ 9.54	Square Feet: $\pm$ 415,503	Square footage of all existing structures (by floor): 0		
# of existing parking spaces: 0	# of proposed parking spaces: 188			
# of existing dwelling units: 0	# of proposed dwelling units 150			
What is the predominant soil type(s) on the site? CrC, Ff	What is the approximate depth to water table? 6.5 + feet			
Site slope categories:	15-25% 5.2 %	25-35% 1.3 %	>35% 1.1 %	
Estimated quantity of excavation:	Cut (C.Y.)	TBD	Fill (C.Y.)	TBD
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
Is the site located within 500' of:				
<ul style="list-style-type: none"><li><input type="checkbox"/> The boundary of an adjoining city, town or village</li><li><input type="checkbox"/> The boundary of a state or county park, recreation area or road right-of-way</li><li><input type="checkbox"/> A county drainage channel line.</li><li><input type="checkbox"/> The boundary of state or county owned land on which a building is located</li></ul>			Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
			Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
			Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
			Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> TBD			
Is the site burdened by any existing easements, covenants or restrictions? If so, attach a copy Drainage Easements			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
What is the estimated time of construction for the project? 18-24 months			
Is the site served by the following public utility infrastructure: (Available)			
■ Sanitary Sewer		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
■ Water Supply		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
■ Storm Sewer		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
■ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
■ Gas Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
■ Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	

#### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	5 acres	9.54 acres	9.54 acres
Lot Coverage	45%	2%	27%
Lot Width	300 feet	1,425 feet	1,425 feet
Front Yard	25/50 feet	0 feet	39.9 feet
Side Yard (Adjoining a Residence District)	100 feet	0 feet	N/A
Side Yard (Adjoining a Business District)	40 feet	0 feet	406 feet
Rear Yard	45 feet	0 feet	67 feet
Habitable Floor Area	475 s.f.	0 s.f.	TBD
Buffer Strip (Front Yard–Residence District)	N/A	N/A	N/A
Buffer Strip (Front Yard–Business District)	25 feet	0 feet	See Plans
Buffer Strip (Side/Rear–Residence District)	N/A	N/A	N/A
Buffer Strip (Side/Rear–Business District)	40 feet	0 feet	40 feet
Height	6 stories/55 feet	0 feet	6 stories/53 feet
Floor Area Ratio	N/A	N/A	N/A
Usable Open Space	2,500 s.f.	0 s.f.	>2,500 s.f.

#### PROPOSED BUILDING MATERIALS

Foundation	TBD
Structural System	TBD
Roof	TBD
Exterior Walls	TBD

#### APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Diego Villareal - JMC on behalf of Applicant  
Applicants Name

  
Applicants Signature

Sworn before me this 2nd day of January 2019

Kimberly Romanino  
Notary Public

KIMBERLY ROMANINO

NOTARY PUBLIC-STATE OF NEW YORK

No. 01RO6134291

Qualified in Putnam County

My Commission Expires September 26, 2021